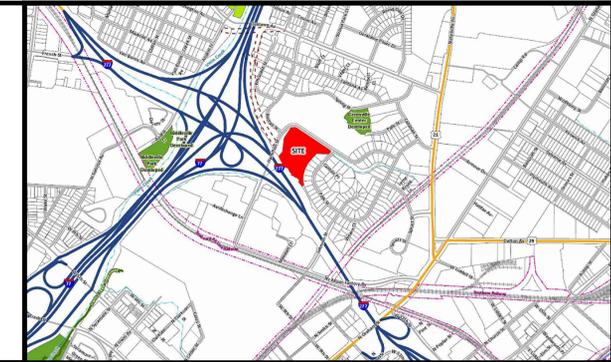


Hamilton Street Townhomes

Conditional District Rezoning - Petition # 2021-xxx

Located In:
City of Charlotte, North Carolina



Vicinity Map
Not to Scale



Site Data

Tax Parcel:	Portion of 07845301
Total Acreage:	Approx. +/- 6.957 Acres
Location:	City of Charlotte
Existing Zoning:	R-5
Proposed Zoning:	UR-2 (CD) with 5 year vested rights
Existing Use:	Vacant
Proposed Use:	Single Family Residential (Attached)
Permitted # of Units:	Up to 83 Single Family Attached (Townhome) Units
Proposed Density:	11.93 Dwelling Units Per Acre (DUA)
Maximum Building Height:	Fifty (50) feet
Parking:	1 Parking Space Per Unit per UR-2 Minimum Requirements
Open Space:	
Required:	+/- 0.70 Acres (10%) Minimum*
Provided:	+/- 0.70 Acres (10%)
Tree Save:	
Required:	+/- 1.04 Acres (15%) Minimum*
Provided:	+/- 1.04 Acres (15%)

* Tree save and open space requirements based on gross site acreage (+/- 6.957 Acres).

General Notes

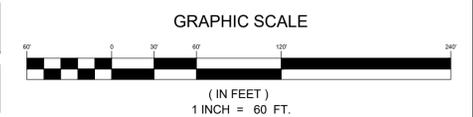
- Base information obtained from Mecklenburg County GIS and "ALTA/NSPS Land Title Survey of: Short Development Group, LLP Property" provided by ESP Associates Inc., dated March 19, 2020 for Tri Pointe Group Homes, and should be verified for accuracy.
- Stream / Wetland Information obtained from Mecklenburg County GIS and should be verified for accuracy.

Legend

	Residential Development Area - Building & Parking Envelope
	Private Street
	Private Alley
	Proposed Access Location
	Proposed Landscape Area

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	CONCEPTUAL SITE PLAN	04/09/2021	
2 of 3	TECHNICAL DATA SHEET	04/09/2021	
3 of 3	MASTER PLAN	04/09/2021	



U:\2021 Projects\U\04 - Hamilton Street Townhomes\Working Drawings\2021_K_X - Hamilton Street Conditional Rezoning - Hamilton Street Townhomes - Conceptual Site Plan.dwg, Conceptual Site Plan, Itrbbs

Property Owners		
PID:	Owner:	Zoning:
A portion of 07845301	SHORT DEVELOPMENT GROUP LLC & C/O KYLE SHORT	R-5

Adjacent Property Owners		
PID:	Owner:	Zoning:
1 07845302	COMMISSION N C STATE HIGHWAY	R-5
2 07844305	EDUCATION THE CHARLOTTE MECKLENBURG BOARD OF	R-5
3 07845229	CITY OF CHARLOTTE	R-5
4 07845201	JANICE R PHARR	R-5
5 07845316	JOHN KATSIKES & DEAN KATSIKES	R-5
6 07845315	HARRY SANDERS, CATHERINE THOMPSON & MELVIN THOMPSON	R-5
7 07845314	ESTATE DELORIS H MILLER, ALMETTO MAXINE MARTIN, REGINALD EUGENE MARTIN & DARRYL LAMONT MILLER	R-5
8 07845313	TRUST VANDELIA J REVOCABLE LIVING	R-5
9 07845312	LINDA NOLLEY	R-5
10 07845311	SANDRA B CALDWELL	R-5
11 07845310	GAURAV SHAH & RADHIKA SHAH	R-5
12 07845301	SHORT DEVELOPMENT GROUP LLC & C/O KYLE SHORT	R-5

NO.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN
REZONING PETITION # 2021-XXX
HAMILTON STREET TOWNHOMES
THE ARDENT COMPANIES
CITY OF CHARLOTTE

PROJECT INFORMATION
PROJECT MANAGER: PT
DESIGNED BY: LH
DRAWN BY: LH
PROJECT NUMBER: J058.100
ORIGINAL DATE: 04/09/2021
SHEET:
1 OF 3

Hamilton Street Townhomes - Petition # 2021-XXX
Conditional District Rezoning - Development Standards

DEVELOPMENT STANDARDS
APRIL 9, 2021

A. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY ARDENT ACQUISITIONS LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 6.957 ACRE SITE LOCATED ON THE SOUTH SIDE OF HAMILTON STREET BETWEEN BURTON STREET AND POLK STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 078-453-01.
- THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL PRIVATE ALLEYS/PRIVATE DRIVES/PRIVATE STREETS AND PARKING AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 83 SINGLE FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2 ZONING DISTRICT.

C. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE ALLEYS/PRIVATE DRIVES/PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PRIVATE ALLEYS/PRIVATE DRIVES/PRIVATE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.

D. ARCHITECTURAL STANDARDS

- THE SINGLE FAMILY ATTACHED DWELLING UNITS ADJACENT TO HAMILTON STREET SHALL FRONT HAMILTON STREET.
- THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE, STUCCO AND CEMENTITIOUS SIDING.
- VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY BUILDING TO BE CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- THE ACTUAL WIDTHS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THE WIDTHS DEPICTED ON THE REZONING PLAN.
- THE MAXIMUM HEIGHT OF ANY NEW BUILDING CONSTRUCTED ON THE SITE SHALL BE 50 FEET AS MEASURED UNDER THE ORDINANCE.
- PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.
- THE FRONT ELEVATION OF EACH SINGLE FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL

EXPANSE TO 20 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.

- ALL CORNER OR END SINGLE FAMILY ATTACHED DWELLING UNITS THAT FACE A PUBLIC STREET SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 20 FEET ON EACH LEVEL OF THE SINGLE FAMILY ATTACHED DWELLING UNIT.
- EACH SINGLE FAMILY ATTACHED DWELLING UNIT TO BE CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
- THE SINGLE FAMILY ATTACHED DWELLING UNITS SERVED BY THE PROPOSED 22 FOOT ALLEYS SHALL BE REAR LOADED UNITS, AND THE SINGLE FAMILY ATTACHED DWELLING UNITS SERVED BY THE PROPOSED PRIVATE STREET SHALL BE FRONT LOADED UNITS.
- WALKWAYS SHALL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS OR PRIVATE ALLEYS/DRIVES.

E. STREETScape AND LANDSCAPING

- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON HAMILTON STREET
- THE SIDEWALK DESCRIBED ABOVE IN PARAGRAPH 1, OR PORTIONS THEREOF, MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- A MINIMUM 30 FOOT WIDE LANDSCAPE AREA SHALL BE ESTABLISHED ALONG A PORTION OF THE SITE'S EASTERN BOUNDARY LINE AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. AT A MINIMUM, THIS 30 FOOT WIDE LANDSCAPE AREA SHALL MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER. IF THE EXISTING TREES AND SHRUBS LOCATED WITHIN THIS 30 FOOT WIDE LANDSCAPE AREA DO NOT MEET THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER, THEN PETITIONER SHALL PLANT AND INSTALL SUPPLEMENTAL TREES AND SHRUBS TO BRING THE 30 FOOT WIDE LANDSCAPE AREA INTO COMPLIANCE WITH THE TREE AND SHRUB REQUIREMENTS OF A CLASS C BUFFER.

F. ENVIRONMENTAL

- DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.

G. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 21 FEET.

H. URBAN OPEN SPACE

- THE MINIMUM SIZE OF THE URBAN OPEN SPACE AREA DEPICTED ON THE REZONING PLAN SHALL BE APPROXIMATELY 1,000 SQUARE FEET, AND THE URBAN OPEN SPACE SHALL, AT A MINIMUM, CONTAIN GRASS, SHRUBS, TREES, PEDESTRIAN WALKWAYS AND SEATING.

I. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

ESP Associates, Inc.
P.O. Box 2103
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-9449 (NC)
803-502-2440 (SC)
www.espassociates.com

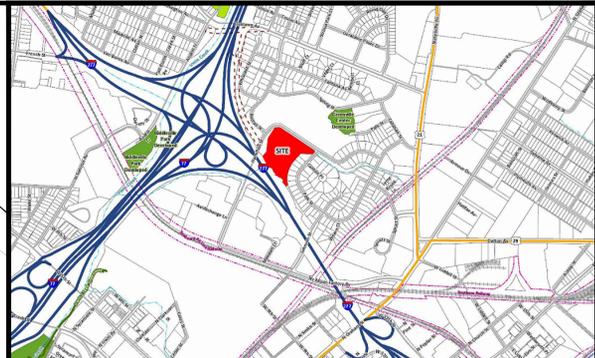


NO.	DATE	REVISION	BY

TECHNICAL DATA SHEET
REZONING PETITION # 2021-XXX
HAMILTON STREET TOWNHOMES
THE ARDENT COMPANIES
CITY OF CHARLOTTE

PROJECT INFORMATION	
PROJECT MANAGER:	PT
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	J058.100
ORIGINAL DATE:	04/09/2021

U:\2021 Projects\U\01 - Hamilton Street (TheArdentCompanies)\Submittal Working Drawings\2021_X_XX - Hamilton Street Conditional Rezoning - x Rezoning\Sheets\009 - Hamilton Street Townhomes - Technical Data Sheet.dwg, Technical Data, Includes



Vicinity Map
 Not to Scale

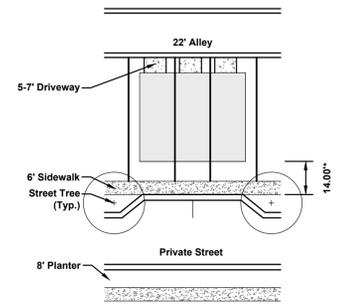


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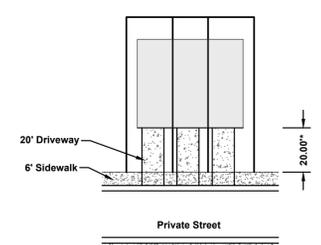
Tax Parcel:	Portion of 07845301
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Location:	City of Charlotte
Existing Zoning:	R-5
Proposed Zoning:	UR-2 (CD) with 5 year vested rights
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Open Space:	
Required:	+/- 0.70 Acres (10%) Minimum*
Provided:	+/- 0.70 Acres (10%)
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* Tree save and open space requirements based on gross site acreage +/- 6.957 Acres.

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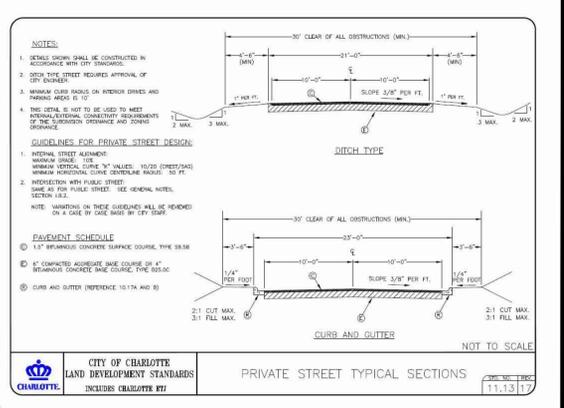
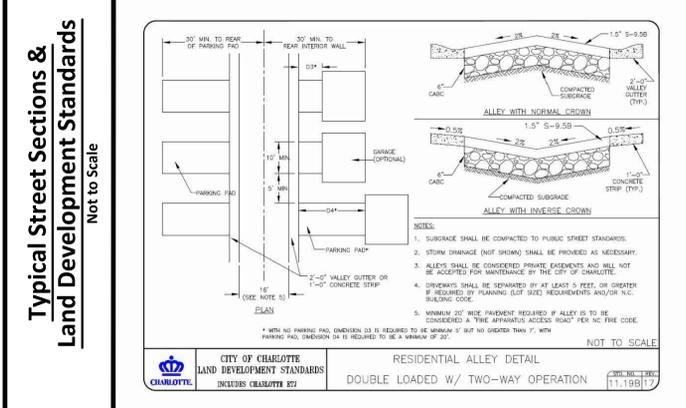
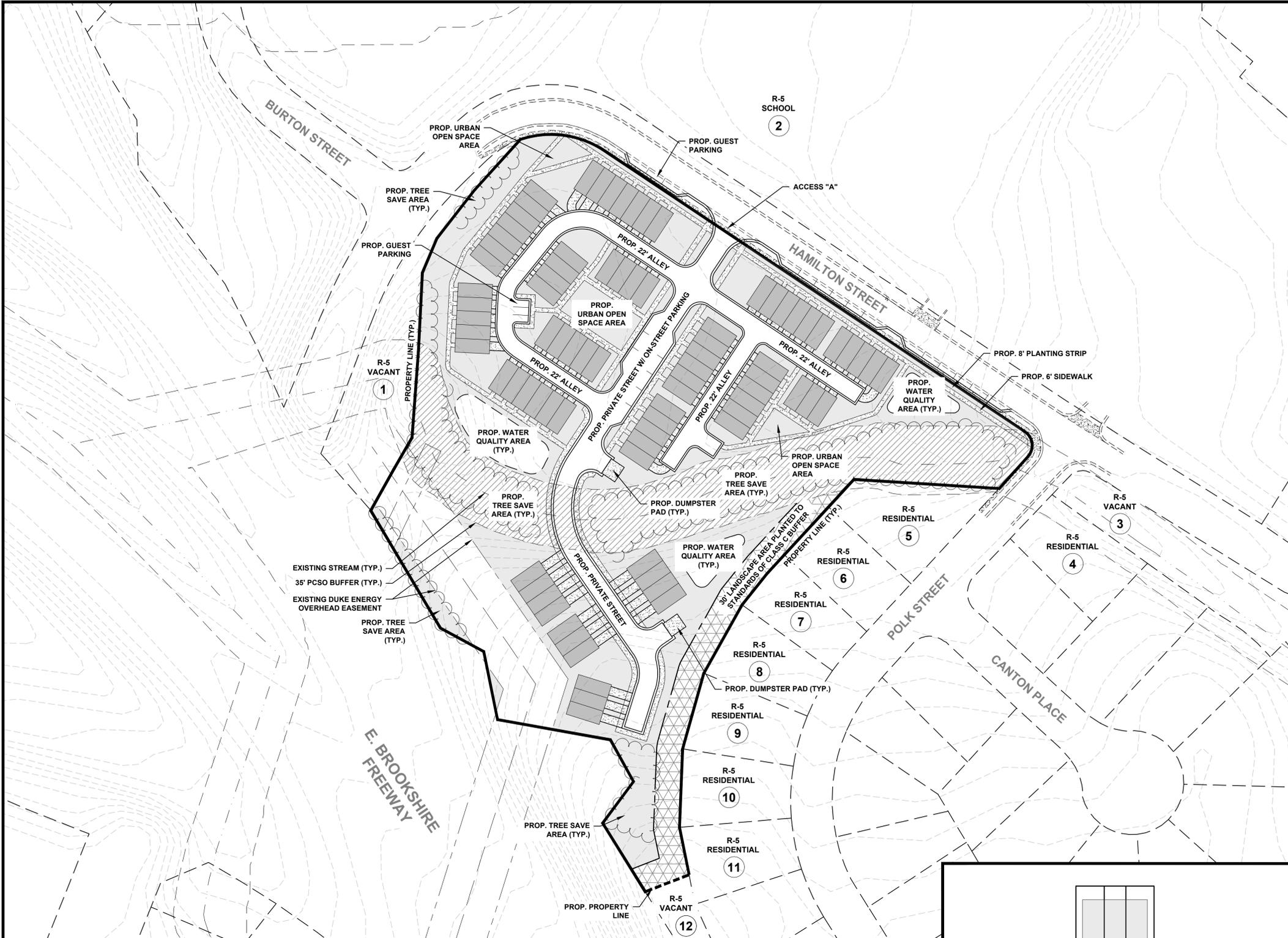
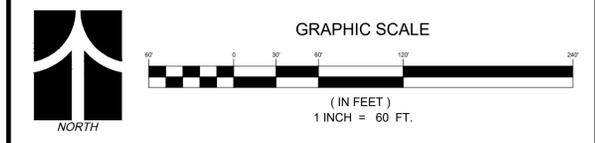


Townhomes - Rear Load
 Not to Scale



Townhomes - Front Load
 Not to Scale

Typical Unit Details
 Not to Scale



NO.	DATE	REVISION

MASTER PLAN - REZONING PETITION # 2021-XXX
HAMILTON STREET TOWNHOMES
 THE ARDENT COMPANIES
 CITY OF CHARLOTTE

PROJECT INFORMATION

PROJECT MANAGER:	PT
DESIGNED BY:	LH
DRAWN BY:	LH
PROJECT NUMBER:	J058.100
ORIGINAL DATE:	04/09/2021
SHEET:	3 OF 3